

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
OCTOBER 24, 2013, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Ben Nickle
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Gil Almquist

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by a scout and the invocation was offered by Reverend Jimi Kestin. He invited the scouts in the audience to introduce themselves.

Discussion on streets located on the Dixie State University.

City Manager Gary Esplin advised staff has been talking to the University for quite some time regarding the interior streets of the campus. He explained, one concern is that in the past, the City's policy has been when a road is vacated, it is given back to the adjacent property owner. The proposal is for the City to take ownership of the peripheral road, maintaining the rights of ways and abandon any streets on the campus. The University would like to control parking and would like set backs. If there are any utilities in the easements, the City would reserve the easements. In addition, there would have to be a guarantee that there is a 25 foot clear zone for accessing the buildings for public safety reasons. The University will maintain the roads if this happens.

Councilmember Pike inquired if the University will block off some of the interior streets.

City Manager Gary Esplin stated that he would like the University to return with a plan.

The consensus of the City Council is to move forward and have the University return with a plan for review.

Discussion on the Master Plan for the Ridge Top Complex.

City Manager Gary Esplin stated that Kelle Stephens with the DXATC has recently contacted him regarding the Ridge Top Complex. He proposes to develop a campus type area which would include greenery along the outside and have an employee and business friendly complex. He believes the City should hold onto the property with

hopes of selling it in the future. Kelle would like to take this concept and show it to the State to see about funds that might be available.

Mayor McArthur believes this is a great concept. He would like to keep a area open for special events.

Councilmember Bunker commented some of the nicest university's in the country have the same type of areas. She feels it would be a great boost to the City.

All Councilmembers believe this is a great place to start.

Discussion regarding traffic concerns and drainage issues in the Little Valley area.

City Manager Gary Esplin advised in the 3000 East area, there are some concerns from a planning and development standpoint. He presented a map which indicates groundwater levels in the area. He stated the biggest concern is if a developer wanted to build basements. At this point, there is no where to pump the water. The City can adopt an ordinance that states basements are not allowed in this area. In addition he inquired about the General Plan; he wondered what would be the best uses in this particular area. Everything south of Seegmiller Road is dry. Basements are not prohibited in any other areas because of water issues.

Larry Bulloch advised the City has spent approximately a million dollars fixing similar problems in other areas. It would cost about six million to correct this problem.

Councilmember Hughes commented that on the east City boundary near a Washington City park, there are a lot of wet spots which have pumped into his irrigation ditch. He does not see how anyone can build a basement in that area.

Mayor McArthur stated it is logical to prohibit basements in that area. Since there are not a lot of subdivisions in that area, now is the time to look at that.

City Manager Gary Esplin advised some areas will have to de-water the lot prior to developing.

Councilmember Bunker inquired how does an unsuspecting homeowner know there is an issue.

Larry Bulloch stated it would have to disclosed on the subdivision plat.

City Manager Gary Esplin advised the other issue is regarding roadways. Things are moving as fast as they can on 3000 East; however even with the other road ways, there are still concerns about a second access. There have been several meetings to see what can be done in that area. In this year's budget, it has been approved to

expand Little Valley Road. About fifty percent of the building permits are for that area. Cameron Cutler looked at the possibility of putting in big box culverts in the Ft. Pierce wash. He explained there are EDA's and CDA's that have to be used within that boundary, possibly to tie 3000 East to Fort Pierce. He is concerned with what will happen when Little Valley Road is torn up. Larry Bulloch and Cameron Cutler will be doing a traffic study.

Cameron Cutler advised they could pave 3000 East near Seegmiller Drive; however, staff would have to come up with an idea for the remainder of the road. One possibility is to have staff put in a road for a cost of approximately \$30,000 and have the developer widen the road when they develop the area.

City Manager Gary Esplin advised are some capital project funds that can be spent on a road.

Councilmember Hughes stated there were concerns with neighbors regarding heavy traffic in the area. He thinks the master plan should be looked at to see what to do regarding zoning. The areas near the new elementary school and George Washington Academy are major traffic areas.

Consensus of the Councilmembers is to pursue the basement issue and have Cameron Cutler do a study to determine the cost to connect 3000 East. They would also like to have additional discussion regarding extending Commerce Drive.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Pike to discuss potential litigation.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

**NOTICE OF WORK MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting on Thursday, October 24, 2013 in the Administrative Conference Room, St. George City Hall, 175 East 200 North, St. George, Utah, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

1. Discussion on streets located on the Dixie State University campus.
2. Discussion on the Master Plan for the Ridge Top Complex.
3. Discussion regarding traffic concerns and drainage issues in the Little Valley area.
4. Request a closed session.



Christina Fernandez, City Recorder



Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resource Office, 627-4674, at least 24 hours in advance if you have special needs.

WASHINGTON FIELDS BASEMENT RESTRICTION AREA

